



**FINE & COUNTRY**  
Kingswood

*Court Mead*  
Coulson Lane, Chipstead, Surrey CR5 3QL

## Property at a glance

- Extended & Modernised To A Very High Standard
- Eight Bedrooms & Dressing Room To Master Bedroom
- Four Luxury Bath/Shower Rooms
- Indoor Heated Swimming Pool With Shower Facilities
- Fabulous Open-Plan 38' x 25' Kitchen/Breakfast/Family Room
- Two Reception Rooms
- Cinema/Games Room
- Utility Room & Cloakroom
- Large Rear Garden & Views Over Neale's Field
- Gated Carriage Driveway & Double Garage

## Setting

Chipstead is a rural jewel, yet located within the M25! A historic village, lying on the edge of The North Downs Way, c.15 miles from Central London and perfectly situated for access to the M25 & M23 / Gatwick Airport (Gatwick c.25 mins drive). Chipstead Station is a short distance away & offers train services to London Bridge and Victoria (c.50 mins). Whilst being a commuter's dream, Chipstead is tranquil & friendly with beautiful green/rural surroundings. Locally there is an excellent choice of Independent schools and Outstanding/Good Ofsted rated state schools and numerous sports clubs (Chipstead Rugby, Cricket & Football Clubs), a tennis club, bowls and the renowned Chipstead Golf Club.

There are also several stables nearby and famous scenic walks (area of Outstanding Natural Beauty). Two gastro pubs are within walking distance: The White Hart (c. 5mins) & The Ramblers Rest (c.15 mins). Chipstead's parade of shops leading to the station includes a post office, convenience store, butchers, wine merchant, dry cleaners, Indian restaurant and beauty salon. Banstead is a brief drive (c.10 mins) with a High Street of Shops, including Waitrose, M&S, Boots, various banks and a number of excellent restaurants. Kingswood & Epsom are c. 2.5 miles away.

**£2,645,000 Freehold**

# Court Mead

Court Mead is an attractive double fronted Edwardian home set behind a gated in and out driveway which has been extended and renovated by the current owners to a very high standard. The property backs directly onto the protected Neale's field and sits in a plot of approximately 0.65 of an acre. Internally, a superb indoor pool complex has been added whilst the period charm still remains with bay windows, a ground and first floor turret, high ceilings and oak parquet flooring to name just a few.

A spacious entrance hall with parquet flooring welcomes you into this beautiful home. The ground floor provides a cloakroom, a utility room, a triple aspect living/dining room with a lovely turret/bay window and patio doors to the rear garden, a front facing sitting room also with a bay window and a cinema/games room with wood flooring and another bay window. The open-plan kitchen/breakfast family room is a superb space for all to enjoy with underfloor heating, a luxury fitted kitchen with a matching central island and breakfast bar area, a beautiful tiled floor, two roof lanterns providing plenty of light and secure doors to the garden and pool. The indoor pool complex is also a wonderful space and offers shower facilities and doors to the garden.

To the first floor is the principal bedroom suite with a dressing room and a modern ensuite shower room. There are six further double bedrooms to this floor, two with ensembles as well as a further luxury family bath/shower room. To the top floor is the eighth bedroom / hobby room.

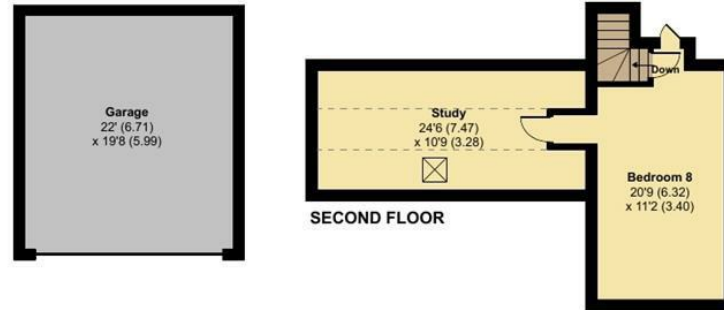
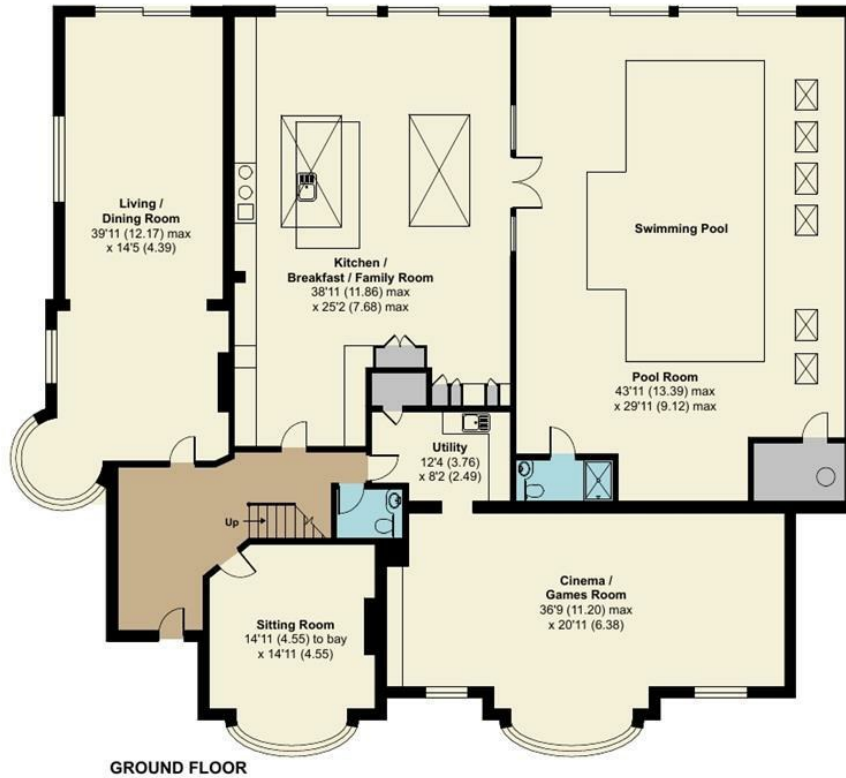
Outside there is large rear garden with a sun terrace that flows across the rear of the property, a further sun terrace and pond is situated to the rear of the garden backing onto Neale's field. To the front there is a gated, carriage driveway offering extensive parking and access to a detached double garage. An internal viewing is highly recommended to appreciate this fabulous family home.



# Coulsdon Lane, Chipstead, Coulsdon, CR5

Approximate Area = 6798 sq ft / 631.5 sq m  
 Limited Use Area(s) = 174 sq ft / 16.1 sq m  
 Garage = 432 sq ft / 40.1 sq m  
 Total = 7404 sq ft / 687.8 sq m

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Fine & Country. REF: 953053

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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